

9  
Brookside  
Road  
Units B2 & C

REDDING, CT

# FOR SALE

Rare Commercial Space in Georgetown!



## **Two Adjoining Condominiums (3,339 SF total) for Sale**

- Units are open to each other for seamless co-working
- The flexible floorplan includes mostly open space with an ample conference room, large private office, and storage
- Property also includes a large office kitchen and two restrooms

## **Flexible Zoning Allows for a Variety of Uses**

- Located in the BC Zone, which allows for uses such as professional office, private clubs and recreation, personal services, veterinary clinics, and more

## **Very proximate to the former Gilbert & Bennett Wire Mill**

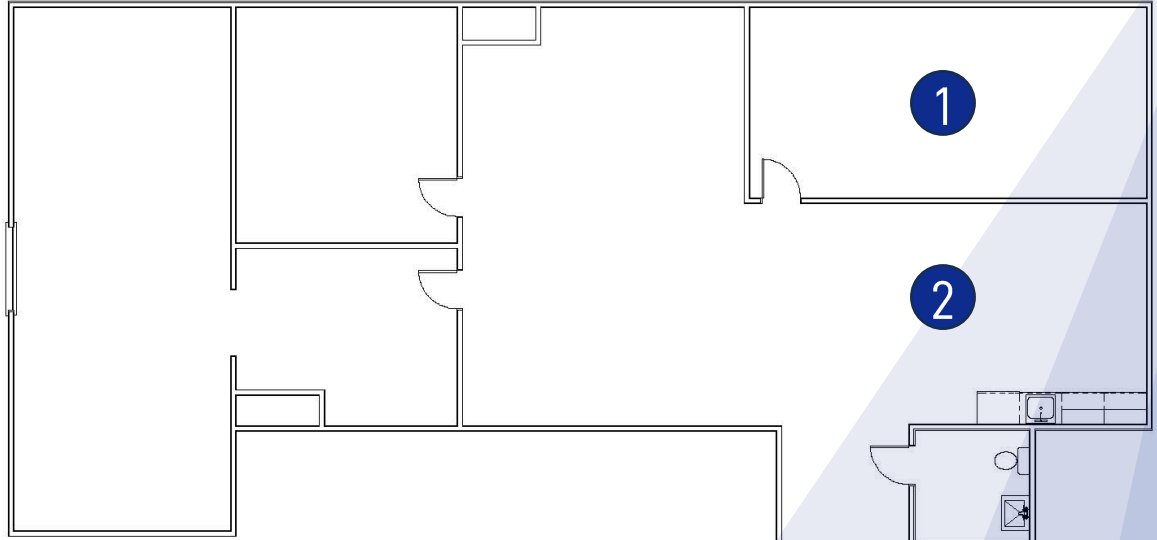
- Located just above and behind the Wire Mill in Georgetown
- Area proposed for multi-modal commercial/residential redevelopment
- [Click here for more information](#)

## **Quick Access to Area Amenities and Transport**

- 5 Minutes to Route 7 and the Branchville Metro North Station
- 15 minutes to I-84, 20 minutes to the Merritt Parkway

**For Sale: \$550,000**

# Floor Plan, Units B2 & C

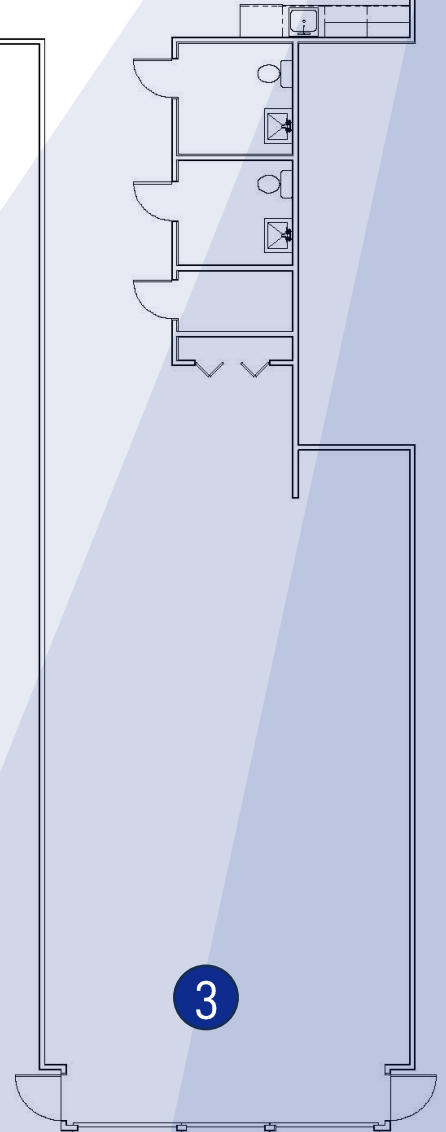


1 Conference Room

Kitchen 2



3 Bullpen





# Own Two of the Few Commercial Spaces in Town!



## 5-MILE FACTS



Population: 39,000



Total Households: 14,000

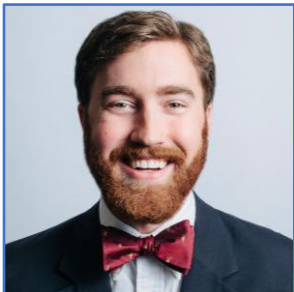


Median HH Income: \$192,000



Bachelor's Degree or Higher: 76%

*2023 data provided by ESRI*



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